

Neighborhood Planning for Community Revitalization

Sheridan Neighborhood Business Community Study

A CONSORTIUM PROJECT OF: Augsburg College; College of St. Catherine; Hamline University; Higher Education Consortium for Urban Affairs; Macalester College; Metropolitan State University; Minneapolis Community College; Minneapolis Neighborhood Revitalization Program; University of Minnesota (Center for Urban and Regional Affairs; Children, Youth and Family Consortium; Minnesota Extension Service); University of St. Thomas; and Minneapolis community and neighborhood representatives.

CURA RESOURCE COLLECTION

**Center for Urban and Regional Affairs
University of Minnesota
330 Humphrey Center**

Sheridan Neighborhood Business Community Study

Conducted on behalf of
Sheridan Neighborhood Organization

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May 2001

*This report (NPCR 1166) is also available at the following internet address:
<http://www.npcr.org>*

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EXECUTIVE SUMMARY

The Sheridan Neighborhood is located in Northeast Minneapolis. It extends from Washington Street NE, west to the Mississippi River, and from Broadway Street NE, north to 17th Avenue NE.

Recent activities are bringing the prospect of change to the Sheridan Neighborhood. The Sheridan Neighborhood Organization wishes to improve its business and economic development strategies to more closely reflect the wishes of neighborhood residents and business owners. This report aims to accomplish that goal by:

- Compiling a list of business properties in the Sheridan Neighborhood,
- Defining current land use and zoning,
- Addressing impediments to economic development activities, and
- Surveying the needs and concerns of current business owners.

A listing of business properties was available from Hennepin County. Information on market value, property owner, and taxpayer was obtained for all commercial, industrial, and public facilities. Data on zoning and land use was obtained from the City of Minneapolis.

A survey was developed to address the needs and concerns of business owners in the neighborhood. Ninety-six surveys were distributed to all known business owners in March 2001. Surveys were distributed by mail.

A total of 43 surveys were returned. Overall, business owners were satisfied with the neighborhood as a place to do business. Affordability and parking were concerns among many business owners. Business owners were interested in the funding available to improve business properties. The survey addressed general concerns about the direction of development in the neighborhood, as well as how the community and the Sheridan Neighborhood Organization can support local businesses.

This study is the first step toward future development in the neighborhood. Further research and planning are necessary to move in a direction that is beneficial to both neighborhood business owners and residents.

INTRODUCTION

The Sheridan Neighborhood is located in Northeast Minneapolis. It extends from Washington Street NE, west to the Mississippi River, and from Broadway Street NE, north to 17th Avenue NE.

The Northeast Minneapolis neighborhoods were built as part of the industrial use of the Mississippi River. Most of the original industries including the breweries, mill operations, railroads, and the small businesses supporting them are gone. However, the residential neighborhoods, the churches around which the neighborhoods developed, and many of the smaller commercial areas remain.

Recent activities are bringing the prospect of change to the Sheridan Neighborhood. There are a number of plans to develop the Mississippi River and surrounding neighborhoods. The proposed development in Sheridan includes the purchase and renovation of the Ritz Theatre, the planning efforts of the City of Minneapolis, including the Upper Mississippi River Plan, the development of the Grain Belt Brewery site, and several recently announced housing projects proposed to bring nearly 400 units of housing to Sheridan.

These projects will have a major effect on the Sheridan Neighborhood. Most of the new housing development will take place on land used and zoned for commercial/industrial uses. While these projects will have a positive effect on housing resources, they will have a negative effect on the commercial and industrial resources of the neighborhood. This will require a change in zoning and the removal of existing business structures and a large area of commercial/industrial land.

The Sheridan Neighborhood Organization wishes to improve its business and economic development strategies to more closely reflect the wishes of neighborhood residents and business owners. This report aims to accomplish that goal by:

- Compiling a list of business properties in the Sheridan Neighborhood,
- Defining current land use and zoning,
- Addressing impediments to economic development activities, and
- Surveying the needs and concerns of current business owners.

METHODS

A listing of business properties was available from Hennepin County and was accessed online at <http://www2.co.hennepin.mn.us/pins/>. Information was obtained on market value, year of construction, parcel size, property owner, and taxpayer.

Data on zoning and land use was obtained from the City of Minneapolis. Zoning was divided into three categories, including residential, commercial, and industrial. Land use was divided into the following categories:

- Residential
- Retail Commercial
- Service Commercial
- Light Industrial
- Public Facilities
- Transportation, Communication, Utilities
- Cultural, Entertainment, Recreational, Health Care
- Group Quarters
- Undeveloped & Unused

This information was compiled using a Microsoft Excel spreadsheet. This format will allow the Sheridan Neighborhood Organization to use and manipulate the data after this study ends. Property data is attached in Appendix 1.

A survey was developed to address the needs and concerns of business owners in the neighborhood. The survey, along with final survey results, can be found in Appendix 2. Ninety-six surveys were distributed to all known business owners in March 2001. Surveys were distributed by mail.

RESULTS & DISCUSSION

SURVEY RESULTS

A total of 43 business owners responded to the survey. This relates to a response rate of 45 percent. The response rate of businesses in the Grain Belt complex was low. Only 27 percent of surveys were returned. The response rate for other areas of the neighborhood was much better, 72 percent of surveys were returned.

Overall, business owners were satisfied with the Sheridan Neighborhood as a place to do business. The majority of businesses first located in the Sheridan Neighborhood in the later part of the 1990's. Half of these businesses were previously located in other areas of the Twin Cities. Four business owners have been in the neighborhood since the early part of the 1900's.

Forty-six percent of respondents owned the property where their business was located. Most respondents thought their property was in good condition, though forty-four percent were planning to make improvements within the next year.

Most Sheridan Neighborhood businesses cater to individuals coming from Northeast Minneapolis, as well as the Greater Metropolitan Area. Half of the respondents also list other small businesses and corporations as being an important component of their customer base.

When asked about the advantages of operating in the Sheridan Neighborhood, 58.1 percent of respondents listed affordable commercial and industrial space as an advantage. Other advantages included that the neighborhood was up and coming, as well as its accessibility and

proximity to Downtown. Table 1 shows the percent of respondents listing the features below as an advantage.

Table 1. Advantages of operating in the Sheridan Neighborhood.

Affordable space	58.1%
Up and coming neighborhood	53.5%
Accessibility	51.2%
Availability of space	37.2%
Adequate parking	34.9%
Large customer base	18.6%
Safety	14.0%
Other	7.0%

Affordability was a concern among many respondents. Many are concerned that development in the neighborhood will increase prices to levels beyond which they will be able to afford. One respondent stated:

"I started my business here five years ago, when there was nothing going on. I feel that my business has had a positive effect on encouraging other new businesses, and has helped the growth of the neighborhood. Since I've been doing business here, many other businesses have all moved in. All of this would seem great, but rather than being rewarded for sticking it out and helping create the success in this neighborhood, I may have to move because my rent has doubled. I am all for progress and growth in the Sheridan Neighborhood, but I wish I wasn't going to become a casualty of it."

Another respondent whose primary concern was for the art community in the neighborhood stated:

"If Northeast Minneapolis is to retain its reputation as a good place for artists and a strong community, it will have to offer affordable rental space for art studios. Unfortunately, the redevelopment plans that I have been seeing will create the opposite."

When asked about the disadvantages of operating in the Sheridan Neighborhood, 34.9 percent of respondents listed inadequate parking as a disadvantage. Other disadvantages included a small customer base. Twenty-three percent of respondents listed no disadvantage. Table 2 shows the percent of respondents listing the features below as a disadvantage.

Table 2. Disadvantages of operating in the Sheridan Neighborhood.

Inadequate parking	34.9%
Small customer base	16.3%
Safety	9.3%
Unaffordable space	9.3%
Availability of space	7.0%
Other	7.0%
No disadvantages	23.3%

ECONOMIC IMPACT

Sixty-three percent of Sheridan Neighborhood business owners rely on their business as their only source of income. Thirteen of the businesses surveyed were small businesses with a gross of under \$100,000 per year. Nine businesses grossed between \$100,000 and \$500,000. An additional nine businesses grossed over \$500,000 per year.

Seventy percent of the respondents had additional employees. The survey respondents employed 323 individuals on a full-time basis and 142 individuals on a part-time basis. Of these, 128 individuals were from the Sheridan Neighborhood and Northeast Minneapolis. The business owners plan to hire an additional 44 employees within the next year. Salaries ranged from minimum wage to \$100 an hour on a contractual basis. The average wage was \$15.40 an hour.

PARKING

Parking was a concern of many respondents and will be addressed further in depth. Fifty-three percent of respondents noted particular times when parking was a problem. This varied by business. Some were affected by special events. Others were affected during peak business hours, lunch and dinner hours for restaurants. Eighty-five percent of respondents located in the Grain Belt facility felt there was a problem during business hours. Many also noted their concern about future development at that site. One respondent summed up her concern by stating:

“My situation is a bit different from a regular business since I’m located in the Bottling House. The tenants are in a very difficult position of being in the center of a huge destruction and rebuilding effort. It appears that we lose our parking and there is no replacement. Our taxes and quite probably our rent are going up. We are also facing the loss of delivery access to our building unless someone can come up with a solution. We will live in a mess for the next several years and I will end up with a parking lot and then ramp directly outside of my windows.”

Eighty percent of businesses had off-street parking, these spaces were generally shared with other businesses. Private vehicles were the most commonly used method of travel to Sheridan Neighborhood businesses. Less than half of respondents had parking restrictions on the street their business was located on. Fifty-eight percent of respondents noted that they were

located on a bus line. Both parking restrictions and additional bus lines could be investigated as ways of easing parking problems.

SAFETY, ACCESSIBILITY, AND CPTED IDEAS

Forty-seven percent of respondents thought outdoor seating and bike racks would not be beneficial to their business. Twenty-nine percent thought seating and bike racks would be beneficial and 24 percent were unsure. Response depended on the type of business. Retail businesses and restaurants had a greater need for these items.

Sixty-two percent of individuals felt their property had sufficient lighting. Those who did not were primarily located in the Grain Belt facility. Sixty-seven percent of individuals felt that crime was not a problem. Petty crime was most often mentioned as being a problem. The concern of crime was greater near the Grain Belt Brewery complex than in other areas of the neighborhood.

To improve accessibility to area businesses, some suggested adding handicap parking on 2ND Street and 13TH Avenue. Others mentioned adding better bus routes. Also suggested was adding speed limit controls on some streets, including Marshall Street.

One item that did get a lot of interest was lending for exterior improvements to property. CPTED ideas may be incorporated in this area. Approximately 20 business owners were interested in improving their property or store-front.

FUTURE PLANS

Five respondents were planning to relocate within the next year. Ten were unsure whether or not they would relocate. Most cited affordability as their primary reason for relocating. Other reasons included insufficient space, the development plans of the Minneapolis Community Development Agency, and problems with clubs in the area. Of those planning to relocate, only two were planning to stay in Northeast Minneapolis.

Sixty-seven percent of respondents felt that the Grain Belt Brewery Project would have a positive effect on the neighborhood, as shown in Table 3. Eighty-three percent of respondents favored further development in the neighborhood, as shown in Table 4. Eighty-seven percent wanted to see both residential and business development. Table 5 shows the breakdown of development wanted by business owners.

Table 3. Perceived impact of the Grain Belt Brewery project.

Positive	67.4%
Negative	16.3%
No Impact	9.3%
Don't Know	7.0%

Table 4. Do you favor or oppose further development in the neighborhood?

Favor	83.7%
Oppose	2.3%
Indifferent	4.7%
Don't Know	9.3%

Table 5. Type of development wanted by business owners.

Residential	2.60%
Business	10.20%
Both	87.20%

When asked what businesses within the neighborhood business owners patronized, one respondent stated, "We try to take advantage of all the neighborhood has to offer, from the florist to the restaurants." This statement exemplifies the typical response, nearly all services and retail locations were mentioned.

Another key area of the survey was improvements wanted by business owners in the hope of improving business climate in the neighborhood. Table 6 gives a breakdown of responses. Mentioned most often was infrastructure improvements. This included improved parking, improved lighting, as well as improved roads outside of some buildings.

Also mentioned were business assistance and property renovations. This shows a lot of potential interest in the funding that is currently available. However, forty seven percent of respondents were unaware of the financial resources available to them.

Table 6. Improvements to business climate.

Infrastructure (Lighting, parking, etc.)	51.2%
Lower cost of doing business (Taxes, licenses, etc.)	41.9%
Business assistance (Both financial and technical)	39.5%
Property renovations	37.2%
Increased networking of businesses	30.2%
Marketing campaign for businesses	30.2%
Improved safety	23.3%
Other	9.3%

Table 7 shows that the Sheridan Neighborhood can play an important role in assisting businesses in the neighborhood. Business owners would like to see the neighborhood take on a greater role in promoting neighborhood businesses. This could include advertising, creating a business directory, as well as holding additional promotional events similar to Art-A-Whirl.

Table 7. Steps the Sheridan Neighborhood Organization could take to assist businesses.

Advertising, promotional events	51.2%
Business directory	37.2%
Financing	34.9%
Resource center	18.6%

Finally, business owners were surveyed as to what businesses they would like to see enter the neighborhood. Although responses varied, there were several common themes. Most often mentioned were a copy center, art supply store, as well as additional artists. A bookstore, clothing store, drug store, and grocery were also mentioned. Finally, business owners wanted to see additional restaurants, including a deli, a coffee shop, and a juice bar.

CONCLUSION

In conclusion, this report addressed several issues of development in the Sheridan Neighborhood. A list of businesses and business properties was compiled. This listing could possibly be combined with geographic data and used in a geographic information system in future studies to further understand the needs of the neighborhood.

The survey data collected addressed some key issues. The survey showed there is a lot of interest in the funding available to improve business properties. It also addressed the problem of parking in the neighborhood. Unfortunately, no solutions to this problem were found. Finally, the survey addressed the direction of development in the neighborhood showing common concerns, as well as what steps business owners would like the community and the Sheridan Neighborhood Organization to take.

This study is the first step toward future development in the neighborhood. Further research and planning are necessary to move in a direction that is beneficial to both neighborhood business owners and residents.

REFERENCES

- Sheridan Land Use & Zoning. 2001. City of Minneapolis: GIS Print Room.
- Hennepin County Property Data. 2000. <http://www2.co.hennepin.mn.us/pins>.

Appendix 1

Sheridan Neighborhood Land Use, Zoning, & Property Data

February 2001

Sorted By Land Use

RETAIL COMMERCIAL

Address	Zoning	TIF District	Parcel Size	Property Type	Year Built	Market Value	Recent Sale Price	Year Sold
1319 MARSHALL ST NE	C1	No	33x161	Comm/Res	1910	\$105,000	NA	NA
1124 2ND ST NE	R3	No	83x99	Comm/Res	1884	\$92,500	NA	NA
1222 2ND ST NE	C1	No	43x75x50x75	Commercial	1928	\$92,000	NA	NA
1226 2ND ST NE	C1	No	40x75	Comm/Res	1915	\$95,000	\$95,000	Sep-97
1228 2ND ST NE	C1	No	No Record					
1302 2ND ST NE	C1	No	No Record					
1306 2ND ST NE	C1	No	44x66	Commercial	1926	\$54,000	NA	NA
1320 2ND ST NE	C1	No	93x66	Comm/Res	1923	\$85,000	\$87,000	Dec-97
1612 2ND ST NE	C2	No	132x65&66x100	Commercial	1954	\$299,000	NA	NA
1100 UNIVERSITY AVE NE	C2	No	172x230x195x231	Commercial	1994	\$525,000	NA	NA
1304 UNIVERSITY AVE NE	C1	No	No Record					
1528 UNIVERSITY AVE NE	R	No	66x165	Commercial	1885	\$160,000	\$300,000	Dec-99
1426 4TH ST NE	R	No	100x80	Comm/Res	1900	\$165,000	\$465,000	Apr-97
1428 4TH ST NE	R	No	No Record					
1500 4TH ST NE	R	No	41x100	Comm/Res	1916	\$130,000	NA	NA
1301 5TH ST NE	R	No	40x139	Comm/Low Inc.	1892	\$59,000	NA	NA
1628 WASHINGTON ST NE	R	No	40x137	Comm/Res	1900	\$177,500	NA	NA
101 BROADWAY ST NE	C2	No	106X72&40X100	Commercial	1938	\$209,000	NA	NA
158 13TH AVE NE	C1	No	40x90	Comm/Apt	1922	\$96,000	NA	NA
212 13TH AVE NE	C1	No	66x115	Comm/Res	1949	\$117,500	\$162,500	May-99
300 13TH AVE NE	C1	No	66x165	Comm/Res	1911	\$98,500	NA	NA
323 13TH AVE NE	C1	No	82x115	Commercial	1916	\$181,500	NA	NA
331 13TH AVE NE	C1	No	49x165	Comm/Res	1884	\$150,000	NA	NA
337 13TH AVE NE	C1	No	38x165	Commercial	1941	\$68,000	NA	NA
355 13TH AVE NE	C1	No	66x165	Commercial	1900	\$135,000	NA	NA
359 13TH AVE NE	C1	No	No Record					

SERVICES COMMERCIAL

Address	Zoning	TIF District	Parcel Size	Property Type	Year Built	Market Value	Recent Sale Price	Year Sold
1301 MARSHALL ST NE	I1	TIF	132x79	Commercial	1954	\$80,000	\$180,000	Jun-98
1317 MARSHALL ST NE	I1	TIF	58x161	Commercial	1893	\$117,000	\$150,000	Jul-99
1401 MARSHALL ST NE	R3	No	290x140x250x210	Industrial	1954	\$650,000	NA	NA
1414 MARSHALL ST NE	I1	TIF	Irreg.	Industrial	1995	\$748,500	\$1,500,000	Jan-00
1424 MARSHALL ST NE	I1	TIF	298x350	Industrial	1942	\$400,000	\$500,000	Jul-97
1509 MARSHALL ST NE	R3	No	49x116	Commercial	1963	\$131,500	NA	NA
1516 MARSHALL ST NE	I2	No	159x220	Industrial	1929	\$2,255,000	\$215,000	Jan-97

1528 MARSHALL ST NE	I1	No	123x220	Industrial	1967	\$163,000	NA	NA
1600 MARSHALL ST NE	I1	No	140x185x240	Industrial	1961	\$179,000	NA	NA
1229 2ND ST NE	C1	No	234x66	Commercial	1959	\$394,000	NA	NA
1300 2ND ST NE	C1	No	82x66	Commercial	1922	\$281,500	NA	NA
1312 2ND ST NE	C1	No	44x66	Commercial	1946	\$137,500	NA	NA
1235 5TH ST NE	R	No	46x138	Commercial	1939	\$65,000	NA	NA
77 BROADWAY ST NE	C2	TIF	372x218x455x400	Comm/Transit	1963	\$1,737,000	NA	NA
144 13TH AVE NE	C1	No	120x91	Industrial	1963	\$270,000	NA	NA
230 13TH AVE NE	C1	No	66x115	Commercial	1923	\$387,500	NA	NA
339 13TH AVE NE	C1	No	54x165	Commercial	1937	\$135,000	\$150,000	Nov-97
343 13TH AVE NE	C1	No	80x165	Commercial	1926	NA	NA	NA
349 13TH AVE NE	C1	No	43x165	Commercial	1903	\$77,500	NA	NA
358 13TH AVE NE	C1	No	40x165	Commercial	1948	\$200,500	NA	NA
84 14TH AVE NE	I1	TIF	50x99	Industrial	1965	\$92,500	NA	NA

LIGHT INDUSTRIAL

Address	Zoning	TIF District	Parcel Size	Property Type	Year Built	Market Value	Recent Sale Price	Year Sold
1215 MARSHALL ST NE	I1	TIF	Irregular	Industrial	1951	NA	NA	NA
1220 MARSHALL ST NE	I1	TIF	Irregular	Industrial	1891	\$24,200	NA	NA
1300 MARSHALL ST NE	I1	TIF	132x156	Industrial	1939	NA	NA	NA
1400 MARSHALL ST NE	I2	TIF	62x165x84x166	Industrial	1889	\$234,500	NA	NA
1712 MARSHALL ST NE	I1	No	197x235	Industrial	1953	\$452,500	NA	NA
34 13TH AVE NE	I1	TIF	Irregular	Industrial	1950	\$650,000	\$600,000	Oct-99
47 13TH AVE NE	I1	TIF	196500 Sq Ft	Industrial	1910	NA	NA	NA
71 13TH AVE NE	I1	TIF	156x396	Industrial	1906	NA	NA	NA
77 13TH AVE NE	I1	TIF	See 71 13th Ave NE					
77 13TH AVE NE #206	I1	TIF	See 71 13th Ave NE					

PUBLIC FACILITIES

Address	Zoning	TIF District	Parcel Size	Property Type	Year Built	Market Value	Recent Sale Price	Year Sold
1101 UNIVERSITY AVE NE	R1A	No	568X330	Commercial	1932	NA	NA	NA
1223 UNIVERSITY AVE NE	C1	No	82x132	Vacant-Comm		NA	NA	NA
1225 UNIVERSITY AVE NE	C1	No	41x132	Vacant-Comm		NA	NA	NA
143 13TH AVE NE	R	No	198x165	Commercial	1960	NA	NA	NA
332 13TH AVE NE	C1	No	41x132	Vacant-Comm		NA	NA	NA
342 13TH AVE NE	C1	No	115x165	Commercial	1994	NA	NA	NA
1500 6TH ST NE	R1A	No	440x290	Commercial	1968	NA	NA	NA

CULTURAL, ENTERTAINMENT, HEALTH CARE

Address	Zoning	TIF	District	Parcel Size	Property Type	Year Built	Market Value	Recent Sale Price	Year Sold
1301 2ND ST NE	R		No	165X330&165X198	Commercial	1916	NA	NA	NA
1315 2ND ST NE	R		No	No Record					
1429 2ND ST NE	R		No	132x165&78x165	Commercial	1883	NA	NA	NA
1629 5TH ST NE	R1A		No	126x139	Commercial	1905	NA	NA	NA
165 13TH AVE NE	C1		No	66x165	Commercial	1926	\$156,500	NA	NA

GROUP QUARTERS

Address	Zoning	TIF	District	Parcel Size	Property Type	Year Built	Market Value	Recent Sale Price	Year Sold
1621 4TH ST NE	R1		No	See Holy Cross					
1630 5TH ST NE	R		No	126x134	Residential	1951	NA	NA	NA

TRANSPORTATION, COMMUNICATIONS, UTILITIES

Address	Zoning	TIF	District	Parcel Size	Property Type	Year Built	Market Value	Recent Sale Price	Year Sold
1301 WATER ST	I1		TIF	NA	Vacant-Comm		NA	NA	NA
1510 WATER ST	I1		No	No Record					
1401 RAMSEY ST NE	I2		TIF	66x165	Vacant-Comm		NA	NA	NA
1312 MARSHALL ST NE	I1		TIF	26x156	Vacant-Comm		NA	NA	NA
1314 MARSHALL ST NE	I1		TIF	139x156	Vacant-Comm		NA	NA	NA
1321 MARSHALL ST NE	C1		TIF	63x161	Vacant-Comm		\$35,000	NA	NA
1327 MARSHALL ST NE	C1		TIF	44x161	Vacant-Comm		\$24,000	NA	NA
1514 MARSHALL ST NE	I1		No	105x250	Vacant-Comm		NA	NA	NA
1609 MARSHALL ST NE	R		No	45x135	Vacant-Comm		NA	NA	NA
1613 MARSHALL ST NE	R		No	45x128	Vacant-Comm		NA	NA	NA
1621 MARSHALL ST NE	R		No	45x140	Vacant-Comm		NA	NA	NA
1608 GRAND ST NE	R		No	90x150	Vacant-Comm		NA	NA	NA
1613 GRAND ST NE	R		No	Irregular	Vacant-Comm		NA	NA	NA
1623 GRAND ST NE	R		No	50x120	Vacant-Comm		NA	NA	NA
1700 CALIFORNIA ST NE	R		No	10200 Sq Ft	Vacant-Comm		NA	NA	NA
1109 MAIN ST NE	C2		No	50x90	Vacant-Comm		\$17,000	NA	NA
1113 MAIN ST NE	C2		No	50x110	Vacant-Res		\$17,600	NA	NA
1206 2ND ST NE	R6		No	226x165	Comm/Apt	1966	NA	NA	NA
1606 2ND ST NE	R		No	33x165	Vacant-Comm		\$16,900	NA	NA
1118 UNIVERSITY AVE NE	C2		No	40x132&55x66	Vacant-Comm		\$65,000	NA	NA
1120 UNIVERSITY AVE NE	C2		No	40x132	Vacant-Comm		\$41,000	NA	NA
1418 4TH ST NE	R		No	48x165	Vacant-Comm		\$25,000	NA	NA
1610 4TH ST NE	R1		No	40x155	Vacant-Comm		NA	NA	NA
1625 4TH ST NE	R		No	126x134	Vacant-Comm		NA	NA	NA
1620 4TH ST NE	R1A		No	126x139	Vacant Comm		NA	NA	NA

117 BROADWAY ST NE	C2	No	158x82&59x90	Vacant-Comm	\$57,000	NA	NA
15 13TH AVE NE	I1	TIF	59x82x56x45	Vacant-Ind	\$8,800	NA	NA
218 13TH AVE NE	C1	No	66x115	Vacant-Comm	\$28,000	NA	NA
318 13TH AVE NE	C1	No	44x165	Vacant-Comm	\$27,000	NA	NA
339 16TH AVE NE	R1	No	75x80	Vacant-Res	NA	NA	NA

UNDEVELOPED & UNUSED

Address	Zoning	TIF District	Parcel Size	Property Type	Year Built	Market Value	Recent Sale Price	Year Sold
1300 WATER ST	I1	TIF	409x85x420x140	Vacant-Ind		NA	NA	NA
1315 WATER ST	I1	TIF	66x82&6x43	Vacant-Ind		\$14,300		
1342 WATER ST	I1	TIF	119x140	Vacant-Ind		NA		
1500 WATER ST	I1	No	50x220x213	Vacant-Ind		NA		
1328 MARSHALL ST NE	I1	TIF	47x106	Vacant-Ind		\$11,900		
1625 MARSHALL ST NE	R	No	45x145	Vacant-Res		\$6,100		
1708 CALIFORNIA ST NE	R	No	Irregular	Vacant-Res		\$8,500		
1712 CALIFORNIA ST NE	R	No	Irregular	Vacant-Res		\$7,200		
1625 2ND ST NE	R	No	66x165	Vacant-Res		\$17,900		
1522 UNIVERSITY AVE NE	R1A	No	33x165	Vacant-Res		NA		
1605 UNIVERSITY AVE NE	R1	No	80x80	Vacant-Res		NA		
1619 4TH ST NE	R	No	40x134	Vacant-Res		NA		
19 13TH AVE NE	I1	TIF	102x45x72x140	Vacant-Comm		NA		
208 13TH AVE NE	C1	No	66x165	Vacant-Comm		NA	\$22,000	Sep-00
108 14TH AVE NE	C1	TIF	101x66	Vacant-Comm		\$22,000		
114 14TH AVE NE	C1	TIF	61x66	Vacant-Comm		\$13,700		

SINGLE, TWO, MULTI FAMILY

Address	Zoning	TIF District	Parcel Size	Property Type	Year Built	Market Value	Recent Sale Price	Year Sold
1332 MARSHALL ST NE	I1	TIF	52x106	Residential	1900	\$91,000		
1448 MARSHALL ST NE	I1	TIF	49x53	Res-2 Unit	1925	\$104,500		
1500 MARSHALL ST NE	I2	No	58x110x48x110	Residential	1900	\$65,000		
1620 MARSHALL ST NE	I1	No	105x240	Residential	1903	\$65,000		
164 13TH AVE NE	C1	No	40x90	Res-2 Unit	1900	\$67,000		
168 13TH AVE NE	C1	No	40x90	Residential	1900	\$62,500		
306 13TH AVE NE	C1	No	40x165	Res-2 Unit	1900	\$102,800		
310 13TH AVE NE	C1	No	40x165	Res-2 Unit	1900	\$101,000	\$101,000	Dec-88
314 13TH AVE NE	C1	No	40x165	Res-2 Unit	1900	\$91,500	\$90,500	Mar-99
319 13TH AVE NE	C1	No	50x115	Res-2 Unit	1900	\$134,500		
130 13TH AVE NE	R5	TIF	27x120	Low Inc.	1900	\$48,500		
134 13TH AVE NE	R5	TIF	75x120	Residential	1900	\$84,900		

Appendix 2

Sheridan Neighborhood Business Survey



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In collaboration with the
Sheridan Neighborhood Organization

Business Name: _____

Business Address: _____

Business Telephone: _____

Fax: _____

Email: _____

Business Owner(s): _____

Business Type: _____
(Retail, Restaurant, Etc.)

1. What is your overall opinion of the Sheridan Neighborhood as a place to do business? [43 Answered]

1. VERY SATISFIED [12]
2. SATISFIED [27]
3. INDIFFERENT [3]
4. DISSATISFIED
5. VERY DISSATISFIED

2. What year did your business first locate at this property?

Range: 1887-2000

Mean: 1981

Median: 1996

Mode: 1999

3. Was your business previously located somewhere else?

1. YES [25]
2. NO [18]

If yes, where?

1. NORTHEAST MINNEAPOLIS [8]
2. MINNEAPOLIS [10]
3. METRO AREA [6]
4. OTHER: _____

4. Please describe your customer base. (Circle all that apply)

1. INDIVIDUALS [31]
2. SMALL BUSINESSES [22]
3. CORPORATIONS [21]
4. INDUSTRY [11]
5. OTHER: _____ [3]

5. Where is your customer base located? (Circle one)

1. SHERIDAN NEIGHBORHOOD [1]
2. NORTHEAST MINNEAPOLIS [7]
3. DOWNTOWN [1]
4. MINNEAPOLIS [2]
5. METRO AREA [26]
6. OTHER: _____ [6]

6. What are the advantages of operating in the Sheridan Neighborhood? (Circle all that apply)

1. AVAILABLE COMMERCIAL/INDUSTRIAL SPACE [16]
2. AFFORDABLE SPACE [25]
3. ADEQUATE PARKING [15]
4. AVAILABILITY OF LABOR [5]
5. ACCESSIBILITY [22]
6. SAFETY [6]
7. LARGE CUSTOMER BASE [8]
8. UP AND COMING NEIGHBORHOOD [23]
9. NO ADVANTAGES [1]
10. OTHER: _____ [3]

7. What are the disadvantages of operating in the Sheridan Neighborhood? (Circle all that apply)

1. AVAILABILITY OF SPACE [3]
2. UNAFFORDABLE SPACE [4]
3. INADEQUATE PARKING [15]
4. AVAILABILITY OF LABOR [1]
5. ACCESSIBILITY [0]
6. SAFETY [4]
7. SMALL CUSTOMER BASE [7]
8. NO DISADVANTAGES [10]
9. OTHER: _____ [3]

8. What businesses, or business services, within the Sheridan Neighborhood does your business currently use?
Answers vary.

9. If businesses were recruited, what kinds would most benefit your business and the Sheridan Neighborhood?
Answers vary.

10. Are there any improvements that would make this neighborhood a better place to do business? (Circle all that apply)
1. INFRASTRUCTURE (Lighting, parking, etc.) [22]
 2. PROPERTY / FAÇADE RENOVATIONS [16]
 3. IMPROVED SAFETY [10]
 4. MARKETING CAMPAIGN FOR BUSINESSES [13]
 5. INCREASED NETWORKING OF BUSINESSES [13]
 6. BUSINESS ASSISTANCE PROGRAMS [17]
(Financing, technical assistance, etc.)
 7. LOWER COSTS OF DOING BUSINESS [18]
(Taxes, licenses, etc.)
 8. OTHER: _____ [4]

11. What could the Sheridan Neighborhood do to assist your business?
(Circle all that apply)
1. FINANCING [15]
 2. ADVERTISING / PROMOTIONAL EVENTS [22]
 3. RESOURCE CENTER [8]
 4. BUSINESS DIRECTORY [16]
 5. NOTHING [3]
 6. OTHER: _____ [2]

PROPERTY

1. Is your property owned or rented?
1. OWNED [20]
 2. RENTED [22]

If you own, do you have commercial space available for rent?

1. YES [6]
2. NO [14]

2. Are other businesses located within your building?
1. YES [30]
 2. NO [12]

3. How would you rate the condition of your building?
1. EXCELLENT [10]
 2. GOOD [17]
 3. FAIR [9]
 4. NEEDS IMPROVEMENT [7]

4. Are you planning to make any major investments in this property within the next year? (Renovation, Façade, Etc.)
1. YES [19]
 2. NO [15]
 3. MAYBE [6]
 4. DON'T KNOW [3]

If yes, what improvements do you plan to make?

5. Are you aware of the financial resources available to small businesses through the City and other agencies?
1. YES [23]
 2. NO [20]

If yes, have you applied for a loan?

1. YES [6]
2. NO [17]

If no, would you like help accessing these funds?

1. YES [20]
2. NO [11]

EMPLOYEES

1. Is your business your only source of income?
1. YES [27]
 2. NO [15]

2. Does your business have any employees?
1. YES [30]
 2. NO (Go to Question 7) [13]

3. Not including yourself, how many individuals do you employ...
ON A FULL TIME BASIS (40 hours per week)? _____ [323]
ON A PART TIME BASIS (Under 40 hours per week)? _____
[142]
4. How many of your employees are residents of NE Minneapolis?
[128]
5. What is the range of wages your pay your employees?
FROM: \$ _____ PER HOUR. [9.93] Mean
TO: \$ _____ PER HOUR. [28.93] Mean
Range: \$5.15-\$100
6. Do you experience a high rate of turnover?
1. YES [6]
2. NO [24]
7. How many employees do you plan to hire within the next year?
[44]
Range: 0-15
8. What was your approximate gross for 2000?
1. UNDER \$100,000 [13]
2. \$100,000-\$500,000 [9]
3. OVER \$500,000 [9]
4. PREFER NOT TO SAY [12]

TRANSPORTATION / PARKING

1. How do most customers travel to your business? (Circle one)
1. PRIVATE VEHICLE [40]
2. PUBLIC TRANSPORTATION [1]
3. WALK / BIKE [0]
4. NOT APPLICABLE [2]
2. In general, do you consider parking a problem?
1. YES [18]
2. NO [25]

3. Are there specific days or times when parking is a concern?
1. YES [22]
2. NO [19]

If yes, when?

Answers vary, 8am-5pm, M-F, during special events.

4. Where is parking available? (Circle all that apply)
1. ON STREET [34]
2. IN FRONT OF THE BUILDING
3. BESIDE OR BEHIND THE BUILDING [34]

5. How many off-street parking spaces are available?

6. Are these spaces shared with another business?
1. YES [29]
2. NO [12]

If no, are you willing to share those spaces with adjoining businesses?

1. YES [1]
2. NO [10]
3. NOT APPLICABLE [1]

7. Are time limits or other parking policies in effect on the street you're located on?
1. YES [20]
2. NO [20]

8. Is your business located on a bus line?
1. YES [26]
2. NO [16]

SAFETY / ACCESSIBILITY

1. What is needed for easier access to your business?
2. Would outdoor seating or bike racks benefit your business?
 1. YES [12]
 2. NO [20]
 3. DON'T KNOW [10]
3. Does your property have sufficient outdoor lighting?
 1. YES [26]
 2. NO [16]
4. Do you consider crime a problem?
 1. YES [15]
 2. NO [28]

FUTURE PLANS

1. Do you plan to relocate within the next year?
 1. YES [5]
 2. NO [28]
 3. DON'T KNOW [10]

If yes, why? (Circle all that apply)

 1. AFFORDABILITY [6]
 2. PARKING [2]
 3. INSUFFICIENT SPACE [3]
 4. CONDITION OF BUILDING [2]
 5. CHANGING MARKET CONDITIONS [2]
 6. OTHER: _____ [6]

If yes, do you plan to stay in Northeast Minneapolis?

1. YES [3]
2. NO [5]

2. Do you have a business plan?
 1. YES [28]
 2. NO [14]
3. Do you believe that Tax Increment Financing will have a positive or negative impact on your business?
 1. POSITIVE [7]
 2. NEGATIVE [5]
 3. NO IMPACT [2]
 4. DON'T KNOW [26]
4. Do you believe the Grain Belt Brewery project will have a positive or negative impact on your business?
 1. POSITIVE [29]
 2. NEGATIVE [7]
 3. NO IMPACT [4]
 4. DON'T KNOW [3]
5. Do you favor or oppose further development within the Sheridan Neighborhood?
 1. FAVOR [36]
 2. OPPOSE [1]
 3. INDIFFERENT [2]
 4. DON'T KNOW [4]

If you favor further development, what kind of development would you like to see?

1. RESIDENTIAL [1]
2. BUSINESS [4]
3. BOTH RESIDENTIAL AND BUSINESS [34]
4. OTHER: _____

6. Do you have any additional comments?